



CITY OF BEAVERTON  
Community Development Department  
Development Services Division  
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## TYPE 3 NOTICE OF PENDING DEVELOPMENT APPLICATION

**Date of Notice:** March 31, 2005  
**Case File No./Project Name:** ARBOR WOODS (CU2004-0025/DR200-0136/LD2004-0047/TP2004-0029)

**Public Hearing Date:** Wednesday, May 11, 2005

**Hearing Location and Time:** City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.

**Summary of Application:** The applicant requests Conditional Use Planned Unit Development (CU-FPUD), Design Review Three (DR3), Tree Plan Three (TP3), and Land Division-Preliminary Subdivision (LD) approval in association with the proposed development of the subject site. The scope of the CU-FPUD is to request specific development approval of 126 townhome dwellings and associated public and private streets and landscape improvements. The applicant is requesting DR3 approval for the specific design of the proposed 126 townhome units, open space, streets, associated parking, walls, fences, landscaping, and lighting. The applicant is requesting TP3 approval for the removal of 23 "Community Trees" and approximately 28 "Landscape Trees". In addition, the applicant is requesting LD approval to divide the overall site area into 126 residential lots and associated open space and private tracts for circulation. The subject site is located south of Scholls Ferry Road, west of the powerline corridor and east of the Hamilton Heights development specifically located on Washington County Assessor's Map 1S1-32DC, Tax Lot 2200.

**Decision-Making Authority:** Planning Commission

**Due Date for Written Comments to be Addressed in Staff Report:**  
Friday, April 15, 2005

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive. If you decide to submit written comments or exhibits before the public hearing, Section 50.58 of the Beaverton Development Code requires that the written comments or exhibits be received at the City no later than 4:30 p.m. on the day of the scheduled hearing. You may also submit written comments or exhibits at the public hearing. In all cases, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Staff Planner:** Liz Jones, Associate Planner **Phone Number:** 503-350-4082

**Facilities Review Committee Meeting Date:** Wednesday, April 20, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the

Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

**Site Description:**

Map & Tax Lot Number: 1S1-32DC Tax Lot 2200 and 1S1-3200 Tax Lot 308

Site Address: Generally located south of Scholls Ferry Road, west of the powerline corridor, east of Chuckar Terrace

Cross Street: Teal Boulevard

Zoning: Town Center-High Density Residential (TC-HDR)

Neighborhood Association Committee: Neighbors Southwest

**Applicable Development Code Approval Criteria:** 40.03, 40.15.15.6.C, 40.20.15.3.C, 40.90.15.3.C, 40.45.15.3.C of the Beaverton Development Code and applicable Comprehensive Plan Goals and Policies: Goal 3.5 policies b-e and h-j / Goal 3.7 policies a-d / Goal 4.2.1.1 policies a and b / Goal 5.4.1 policies b and c / Goal 5.5.1 policy a / Goal 5.6.1 policy a and b / Goal 6.2.1 policies a, b, and d / Goal 6.2.2 policies a-d and f / Goal 6.2.3 policies b, f, g, and h / Goal 6.2.4 policies a and c / Goal 6.2.5 policies a and b.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

The Planning Commission shall make a decision on the development application after the hearing closes. Only persons who participated in the hearing orally or in writing may appeal the decision to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing, and a copy will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

[http://www.ci.beaverton.or.us/departments/CDD/CDD\\_dev\\_projects.html](http://www.ci.beaverton.or.us/departments/CDD/CDD_dev_projects.html).

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost, and will be provided at reasonable cost.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.45.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 3 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 500 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.**

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.